

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Oceanside

State: CA

PJ's Total HOME Allocation Received: \$12,666,772

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	<div>89.96 %</div>	<div>91.11 %</div>	<div>48</div>	<div>91.92 %</div>	<div>33</div>	<div>36</div>	
% of Funds Disbursed	<div>80.50 %</div>	<div>82.09 %</div>	<div>50</div>	<div>82.65 %</div>	<div>31</div>	<div>30</div>	
Leveraging Ratio for Rental Activities	<div>5.93</div>	<div>5.72</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>99.22 %</div>	<div>73.27 %</div>	<div>19</div>	<div>81.09 %</div>	<div>47</div>	<div>58</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>72.50 %</div>	<div>62.86 %</div>	<div>33</div>	<div>68.72 %</div>	<div>48</div>	<div>50</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>85.53 %</div>	<div>77.58 %</div>	<div>35</div>	<div>79.93 %</div>	<div>49</div>	<div>55</div>	
% of 0-30% AMI Renters to All Renters***	<div>35.53 %</div>	<div>40.22 %</div>	<div>52</div>	<div>44.94 %</div>	<div>32</div>	<div>32</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>98.68 %</div>	<div>92.30 %</div>	<div>32</div>	<div>94.87 %</div>	<div>47</div>	<div>49</div>	
Overall Ranking:			In State: <div>19 / 92</div>		Nationally: <div>64</div> <div>65</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$78,540</div>	<div>\$32,812</div>		<div>\$25,717</div>	<div>76</div> Units	<div>39.60 %</div>	
Homebuyer Unit	<div>\$37,428</div>	<div>\$20,065</div>		<div>\$14,669</div>	<div>116</div> Units	<div>60.40 %</div>	
Homeowner-Rehab Unit	<div>\$0</div>	<div>\$26,734</div>		<div>\$20,391</div>	<div>0</div> Units	<div>0.00 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$2,804</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,482	\$113,654	\$0
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	30.7	34.5	0.0	0.0
Black/African American:	14.7	11.2	0.0	0.0
Asian:	0.0	1.7	0.0	0.0
American Indian/Alaska Native:	1.3	0.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	2.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.9	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	4.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	49.3	47.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	21.3	11.2	0.0	0.0
2 Persons:	20.0	12.9	0.0	0.0
3 Persons:	18.7	19.0	0.0	0.0
4 Persons:	18.7	33.6	0.0	0.0
5 Persons:	10.7	16.4	0.0	0.0
6 Persons:	8.0	6.0	0.0	0.0
7 Persons:	2.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.0	12.1	0.0	0.0
Elderly:	9.3	3.4	0.0	0.0
Related/Single Parent:	46.7	30.2	0.0	0.0
Related/Two Parent:	25.3	53.4	0.0	0.0
Other:	6.7	0.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	9.5 [#]
HOME TBRA:	10.7	
Other:	21.3	
No Assistance:	68.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 64
(Percentile)
State Rank: 19 / 92 PJs Overall Rank: 65
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	99.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	72.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

